



City of Carmel

CARMEL PLAN COMMISSION AGENDA

March 21, 2006

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

1H. Docket No. 06010003 Z: Guerrero Property PUD - CONTINUED TO APR. 18

The applicant seeks to rezone 38.8 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing attached single-family residences and townhomes.

The site is located at the northwest corner of Towne Road and 131st Street.

Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.

2H. Docket No. 06010025 DP/ADLS: Huntington National Bank- CONTINUED TO APR. 18

The applicant seeks Development Plan, Architectural Design, Lighting, and Signage approval for 1.155 acres, for the purpose of building a bank on an outlot on a larger retail commercial parcel.

The site is located at 10925 North Michigan Road and is zoned B2/Business.

Filed by Brad Schneider of Professional Design Group for Huntington National Bank.

- 3H. **Docket No. 06020006 PUD: Aramore PUD**
The applicant seeks a rezone to create 150 townhomes & 72 courthomes on 27.35 ac.
The site is located near the SE corner of Westfield Blvd and 99th St. and is zoned S2.
Filed by Nick Churchill of Pittman Partners Inc.
- 4H. **Docket No. 06020010 PP: Stafford Lane**
The applicant seeks to plat 51 lots on 29.079 acres.
Docket No. 06030022 SW: SCO Chapter 6.05.07
Orientation of Home – request to allow dwellings to face internal street
The site is located south of 146th Street and west of Gray Road, and is zoned R1
Filed by Matthew Skelton of Bingham McHale, LLP, for Drees Homes.
- 5H. **Docket No. 06020016 PP: Woods at Lions Creek**
The applicant seeks to plat 33 lots on 59.097 acres.
The applicant also seeks the following Subdivision Waivers:
Docket No. 06020019 SW: SCO Chapter 6.05.01
Lots – request to permit lots with less than 50 feet of right of way frontage
Docket No. 06020020 SW: SCO Chapter 6.05.07
Orientation of Home – request to allow dwellings to face internal street
Docket No. 06020021 SW: SCO Chapter 6.03.07
Cul-de-sac Length – request to have cul de sac in excess of 600 feet in length
Docket No. 06020022 SW: SCO Chapter 6.03.21
Stub Streets – Request to have only one point of access (no stub streets)
The site is located at 4343 W. 138th Street and is zoned S1 Residential
Filed by Allen Weihe of Weihe Engineering for JC Developers, LLC.
- 6H. **Docket No. 06030021 Z: Old Meridian Place Rezone**
The applicant seeks to rezone 2.4 acres from Old Meridian Single Family Attached (OM/SFA) to Old Meridian Mixed Use (OM/MU) for the purpose of creating mixed use structures. This project is in conjunction with the proposed Old Meridian Place development.
The site is located at 1127 West Main Street and is zoned OM/SFA.
Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.
- 7H. **Docket No. 06020017 CPA: 96th & Westfield Neighborhood Plan**
The applicant seeks to amend the Carmel/Clay Comprehensive Plan in order to incorporate the 96th & Westfield Neighborhood Plan.
Filed by the Carmel Department of Community Services.

I. Old Business

- 1I. **Docket No. 05050003 Z: Fortune Rezone CONTINUED TO APR. 18**
The applicant seeks to rezone 43.6 acres from S1 to PUD for the purpose of developing a site with single family homes, townhomes, and limited commercial uses. The site is located at 2555 W 131st Street and is zoned S1.
Filed by Charlie Frankenberger for Indiana Land Development Corp.
- 2I. **Docket No. 05120018 DP/ADLS: Old Meridian Professional Building (Pinnacle Pointe)**
The applicant seeks to create a 2 story, 19,526 sq.ft. medical office building on 2.44 ac.
The site is located at 12065 Old Meridian St. and is zoned B6 within the US 31 Overlay.
Filed by Kevin Roberts of DeBoy Land Development for Allen Commercial Group.
- 3I. **Docket No. 06010002 Z: Old Meridian Place Rezone**
The applicant seeks to rezone 3.084 acres from Old Meridian Single Family Attached (OM/SFA) to Old Meridian Mixed Use (OM/MU) for the purpose of creating mixed use structures along Old Meridian Street. This project is in conjunction with the proposed Old Meridian Place development.
The site is located at 12852 Old Meridian Street and is zoned OM/SFA.
Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.
- 4I. **Docket No. 06010007 DP/ADLS: Gateway Pavilion**
The applicant seeks Development Plan, Architectural Design, Lighting, and Signage approval for 6.98 acres, for the purpose of creating a proposed retail development..
The site is located at 11000 North Michigan Road and is zoned B3/Business.
Filed by Joseph Calderon of Bose McKinney & Evans for Heritage RDG, LLC.
- 5I. **Docket No. 06030009 OA: Use Table Amendment**
The applicant seeks to amend the Zoning Ordinance in order to amend the Schedule of Uses in Appendix A.
Filed by the Carmel Department of Community Services.
- 6I. **Docket No. 05120002 OA: Z-486-06, as amended (as amended by City Council) Patch VI – Ordinance Amendment**
The applicant seeks to Amend Chapter 6: Standards of Design and Chapter 9: Plat Certificates, Deed of Dedication of the Carmel Subdivision Control Ordinance.
The applicant seeks to Amend Chapter 3: Definitions; Chapter 5: S-1/Residence District; Chapter 23F: Carmel Drive - Range Line Road Overlay Zone; Chapter 25: Additional Use Regulations and Chapter 25.07: Sign Ordinance of the Carmel Zoning Ordinance.
Filed by the Carmel Department of Community Services.

J. New Business

1J. Docket No. 06020015 ADLS: Evan Lurie Building – Parcel 21

The applicant seeks to create a 4 story mixed use building on .14 acres.
The site is located at 30 West Main St. and is zoned B1 within the Old Town
Overlay
Filed by Kevin Sellers of CSO Schenkel Shultz for the Carmel Redevelopment
Commission.

K. Adjournment